

9
Send tax notice to
Royal Woods Development Co., Inc.

This instrument prepared by
Charles A. J. Beavers, Jr.
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, Alabama 35203

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the exchange of real property in hand paid to the undersigned Gibson-Anderson-Evins, Inc., an Alabama corporation, (hereinafter referred to as "Grantor") by Royal Woods Development Co., Inc., an Alabama corporation, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the said Grantor does, by these presents, grant, bargain, sell, and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 9, 17, 18, 19, 20, 52, and 53, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11, page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except those mineral and mining rights which have been previously severed or to which Grantor does not have title, it being the intention of Grantor to hereby convey only those mineral and mining rights to which Grantor has title. Grantor makes no warranty as to the status of the title to the mineral and mining rights.

SUBJECT TO:

1. Current ad valorem taxes.
2. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 101, page 551, and Deed Book 112, page 49, in said Probate Office.
3. Right-of-way granted to Shelby County by instrument recorded in Deed Book 135, page 364, in said Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, including rights conveyed in Deed Book 79, page 297, in said Probate Office.
5. Public utility easements as shown by recorded plat, including a 20 foot easement for sanitary sewer on the rear.
6. The rights or claims of other parties to the mineral and mining rights.
7. Restrictive Covenants recorded in Real 144, page 124, in said Probate Office, the provisions of which the Grantee, by acceptance of this deed, agrees to be bound.
8. Building setback line of 20 feet reserved from Saddle Run Circle as shown by recorded plat.
9. Easements, restrictions, reservations, and rights-of-way of record.

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CHARLES A. J. BEAVERS, JR.
BRADLEY, ARANT, ROSE & WHITE
1400 PARK PLACE TOWER
BIRMINGHAM, ALABAMA 35203

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And the said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Gibson-Anderson-Evins, Inc., by L. S. Evins, III, its President, who is authorized to execute this conveyance, has hereunto set its signature and seal on this 9th day of March, 1988.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 MAR 14 AM 8:56
Thomas G. Snowdon, Jr.
JUDGE OF PROBATE
STATE OF ALABAMA
JEFFERSON COUNTY

GIBSON-ANDERSON-EVINS, INC.

By L. S. Evins, III
L. S. Evins, III
Its President

deed tax 119.00
Rec 5.00
Ad 1.00
125.00

I, the undersigned, a notary public in and for said county in said state, hereby certify that L. S. Evins, III, whose name as President of Gibson-Anderson-Evins, Inc., an Alabama corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such President and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 9th day of March, 1988.

Charles A. Bessing
Notary Public

[SEAL]

My commission expires 6/10/91